




MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


MCPB
Item # **2**
5/22/08

MEMORANDUM

DATE: May 9, 2008

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Subdivision Supervisor
Development Review Division 
(301) 495-4542

FROM: Stephen Smith 
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for May 22, 2008

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220070680 **Heritage Farm**
220071630 **North Takoma**
220080160 **Traville**
220080730-220080740 **Montevideo (2)**

PLAT NO. 220071630

North Takoma

Located on the north side of Mississippi Avenue, approximately 250 feet east of Sligo Avenue

R-60 zone; 2 lots

Community Water, Community Sewer

Master Plan Area: Takoma Park

Jason Bonnet, Applicant

Staff recommends approval of this minor subdivision plat pursuant to Sections **50-35A(a)(3) and 50-35A(a)(1)** of the Subdivision Regulations, which respectively state:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
 - i. proposed lot line adjustment as a dashed line;
 - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
 - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
 - iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch

plan is deemed approved, provided requirements i through iii, above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

Staff has applied both sets of criteria to this minor subdivision application. The first aspect of the subject application is a conversion of Part of Lot 1, Block 1 into a buildable lot, staff has reviewed this aspect and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(3) of the subdivision regulations.

In addition, the submitted application also proposes a minor lot line adjustment between existing Lot 30, Block 1 (shown as Lot 60, Block 1) and existing Part of Lot 1, Block 1 which is being converted to a buildable lot as described above (shown as Lot 59, Block 1). Staff has reviewed this aspect of the subject plat and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(1) of the subdivision regulations.

Staff concludes that the application complies with all applicable requirements of Section 50-35A of the subdivision regulations and supports this subdivision plat.

OWNERS' CERTIFICATE PLAT NO.

WE, JASON B. BONNETT AND DONALD L. BONNETT, JR., OWNERS OF THE PROPERTIES, SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION EXCEPT FOR AN EASEMENT DEED OF TRUST HELD BY CHASE HOME FINANCE AND AN EASEMENT DEED OF TRUST HELD BY THE PARTIES OF INTEREST THEREIN HERETO ASSENT TO THIS PLAN OF SUBDIVISION.

8-31-07 DATE 8-31-07 JASON B. BONNETT, OWNER
 8-31-07 DATE 8-31-07 DONALD L. BONNETT, JR., OWNER
 9/19/07 DATE 9/19/07 MARY T. BOWEN, WITNESS
 4/9/08 DATE 4/9/08 ADAM THERRELL, WITNESS
 PRINT NAME: ADAM THERRELL
 PRINT TITLE: ASSISTANT SECRETARY
 PARTIAL RELEASE DIVISION

*Mortgage Electronic Registration Systems, Inc

GENERAL NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35 A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CONSOLIDATION OF TWO OR MORE LOTS OR PARTS OF LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35 A (c)(3) AND A MINOR LOT LINE ADJUSTMENT AS PROVIDED FOR IN SECTION 50-35 A (c)(1).

3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS CURRENTLY ZONED R-60.
6. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60 ZONE.
7. LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP JUN 343 AND W.S.S.C. SHEET #210 NW 01.
8. THIS PROPERTY IS NOT SUBJECT TO CHAPTER 22A MONTGOMERY COUNTY FOREST CONSERVATION LAW.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED TO DONALD L. BONNETT, JR., KNOWN AS PART OF LOT 1, BLOCK 1 AND ALL THE LANDS CONVEYED TO JASON B. BONNETT, KNOWN AS LOT 30, BLOCK 1 AS OR A PLAT OF RESUBDIVISION OF NORTH TAKOMA, STEARMAN SUBDIVISION, BLOCK 1, PLAT 111, SAID PART OF LOTS HAVING BEEN CONVEYED BY RIDGEVIEW ESTATE ELECTRICAL CONTRACTORS BY DEED DATED OCTOBER 16, 2002, AS RECORDED IN LIBER 22107 FOLIO 406, AND SAID LOT 30 HAVING BEEN CONVEYED BY SATISH KUMAR SETH AND ANN S. SETH BY DEED DATED JULY 15, 2004, AS RECORDED IN LIBER 28762 FOLIO 054; AND THAT PROPERTY CORNERS MARKED THIS ARE IN PLACE AS SHOWN HEREON. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 16,065.5 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

8/23/2007 DATE
 JOSEPH E. SNIDER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. #21229

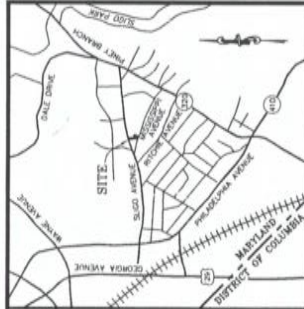
GRAPHIC SCALE



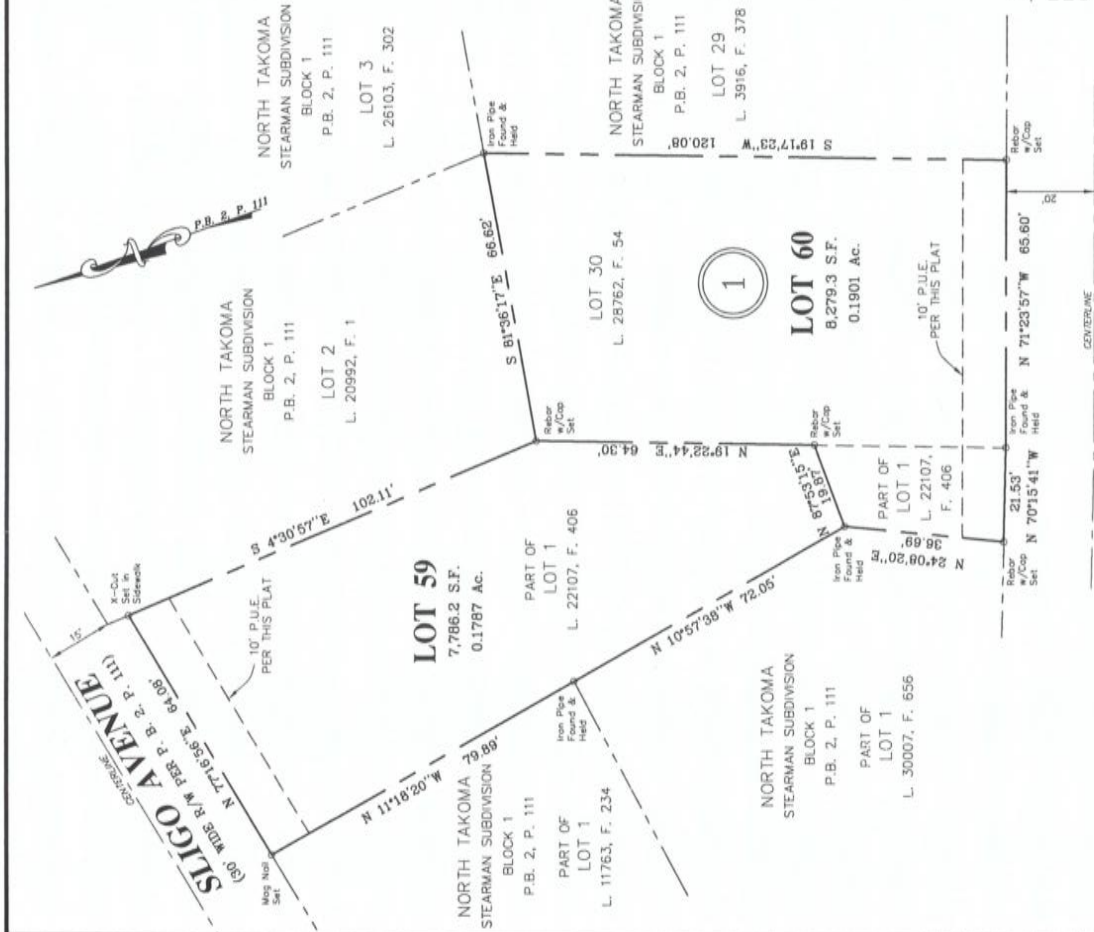
Area	Tabulation
Lot 59	= 7,786.2 S.F. or 0.1787 Acres
Lot 60	= 8,279.3 S.F. or 0.1901 Acres
Dedication Area	= N/A
Total Area	= 16,065.5 S.F. or 0.3688 Acres

M-NCPPC Record File No.:

Department of Permitting Services Montgomery County, Maryland	Drafted: A.L.W. Checked: J.E.S. Job No.: 04-4630RP
Director: _____	Recorded: _____ Plat No.: _____
Maryland National Capital Park and Planning Commission Montgomery County Planning Board	
Approved: _____	Chairman: _____ Asst. Secretary - Treasurer: _____



VICINITY MAP
 ADC MAP PAGE 37 GRID C-10
 SCALE: 1" = 2000'



MISSISSIPPI AVENUE

(40' WIDE R/W PER P. B. 2, P. 111)

SNIDER & ASSOCIATES
 LAND SURVEYORS
 20270 Goldenrod Lane, Suite 110
 Germantown, Maryland 20876
 301/948-5100 Fax 301/948-1286

Prepared by

SCALE: 1" = 20'

JUNE 2007

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: North Takama (Stearman's Sub) Plat Number: 220071630
 Plat Submission Date: 6-29-07
 DRD Plat Reviewer: S. Smith / T. Alcorn
 DRD Prelim Plan Reviewer: _____

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. N/A Checked: Initial N/A Date N/A
 Preliminary Plan No. N/A Checked: Initial N/A Date N/A
 Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A
 Site Plan Name if applicable: N/A Site Plan Number: N/A
 Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A

Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ok Coordinates ✓
 Plan # N/A Road/Alley Widths ok Easements ✓ Open Space N/A Non-standard
 BRLs N/A Adjoining Land ok Vicinity Map ✓ Septic/Wells N/A TDR note N/A
 Child Lot note N/A Surveyor Cert ✓ Owner Cert ✓ Tax Map ✓ SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	_____	<u>7-10-07</u>	<u>7-27-07</u>	_____	<u>N/A</u>
Research	Bobby Fleury	↓	↓	<u>7-11-07</u>	<u>OK</u>
SHA	Doug Mills	↓	↓	_____	_____
PEPCO	Steve Baxter	↓	↓	_____	_____
Parks	Doug Powell	↓	↓	_____	_____
DRD	Nellie Carey	↓	↓	<u>7-26-07</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete:

(All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

Board Approval of Plat:

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:

Final Mylar for Reproduction Rec'd:

Plat Reproduction:

Addressing:

File Card Update:

Final Zoning Book Check:

Update Address Books with Plat #:

Update Green Books for Resubdivision:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

Initial

SJSSJSSJSSJS

Date

5-9-088-1-074-30-085-22-08

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: ok
- b) No additional lots created: ok
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: ok
- d) Date sketch plan submitted: 5/9/07
- e) Sketch plan revised or denied within 10 business days: 5-17-07
- f) Final record plat submitted within ninety days: yes
- g) Sketch shows following information:
 - i. proposed lot adjustment: ✓
 - ii. physical improvements within 15 feet of adjusted line: ✓
 - iii. alteration to building setback: ✓
 - iv. amount of lot area affected: ✓

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: ok
- b) Part of lot created by deed prior to June 1 1958: ok

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception:

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

a) Number of Lots:

b) Written MCDPS approval of proposed septic area:

c) Required street dedication:

d) Easement for balance of property noting density and TDRS:

e) Average lot size of 5 acres:

f) Forest Conservation requirements met:
